

**Architectural Inventory Form**

(Page 1 of 7)

**I. IDENTIFICATION**

1. Resource number: **5BL1321**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Estus House; Davis House; Harris House**
6. Current building name: **Morningside School**
7. Building address: **204 4th Avenue**
8. Owner name: **Terah Kivi**  
Owner address: **335 Judson**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **2N** Range **69W**
10. UTM reference  
Zone **13**  
Easting: **491805**  
Northing: **4445965**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **11, 12** Block: **48**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Irregular Plan**
15. Dimensions in feet: **1168 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingles**  
**Gabled Roof / Cross Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Chimneys**  
**Decorative Shingles**

22. Architectural style / building type:

**No Style / Vernacular**  
**Wood Frame Cross**  
**Gabled Dwelling**

## **21. General Architectural Description**

The building at 204 4th Avenue was constructed circa 1905 as a rather large 1½-story, wood-frame, gable-roofed dwelling. Utilized as a school since the early 1970s, the building appears little changed from its original construction. The building features a 1½-story gabled-T plan, with a lower 16' by 16' one-story gabled extension to the north elevation, a 14' by 5' shed-roofed extension to the north end of the west elevation, and two enclosed shed-roof porches at either end of the east elevation, respectively measuring 15' by 6', and 9' by 6'. The building's current footprint closely matches that depicted on the 1906 Sanborn Insurance map. The entire structure is supported by a low painted white coursed sandstone foundation, and the exterior walls are clad with painted cream white horizontal wood siding, with 1" by 4" corner boards. Cove and sawtooth pattern wood shingles appear in the upper gable ends. The main roof (over the gabled-T portion) features steeply-pitched intersecting gables, with the one-story gable extension to the north, and the shed-roof extensions to the east and west. The entire roof is covered with brown asphalt shingles, the eaves are boxed, and there are two red brick chimneys located on the ridge. The building's windows are primarily single 1/1 double-hung sash, with painted green wood frames and surrounds. The main entry is located at the south end of the east elevation, where a non-historic wood door with latticed lights leads into the 15' by 6' enclosed porch at that location. Another entry door leads into the 9' by 6' enclosed porch at the north end of the east elevation; and there is also an entry door at the north end of the west elevation.

A garage is located a short distance northwest of the former dwelling: one-story rectangular plan; 14' N-S by 20' E-W; poured concrete slab foundation and floor; cream color stucco exterior walls; moderately-pitched front gable roof, with asphalt shingles and exposed rafter ends. A painted cream white overhead garage door, located on the south elevation, opens onto a gravel driveway which extends along the west side of the school to 4th Avenue.

## **22. Architectural style / building type:**

Please see front page.

## **23. Landscape or setting special features:**

Presently a school, this former residence is located at the northwest corner of 4th Avenue and Atwood Street, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

## **24. Associated buildings, features, or objects**

Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **1905**  
Actual

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections", on file at the Longmont Archives, Longmont Museum.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**A.J. Wyatt**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

Longmont water rent collection records indicate that this former residence was constructed in about 1905. This information is corroborated by Longmont city directories, which do not list the property in 1903, but do list it in 1906. The 1906 Sanborn Insurance map also documents that the building was in existence by that time, and that there have been no additions since that time. Later Sanborn Insurance maps provide evidence that the garage was built between 1918 and 1930. Built originally a two-family dwelling, the building was converted into a school in the early 1970s.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Multiple Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Education / School**  
34. Site type(s): **Former residence; currently a school**

### **35. Historical Background**

The building at 204 4th Avenue was built circa 1905 and served as a residence until the early 1970s when it was converted into a private school. Longmont water rent collection records indicate that A.J. Wyatt was probably the original owner; however, Wyatt was apparently not a Longmont resident as he is not listed in the 1906 or 1910-1911 Longmont city directories. The 1906 directory, rather, indicates that the home was initially occupied by the W.T. and Edna E. Estus family, as well as by J.W. Lehr, a laborer. W.T. Estus was a farmer, and later an employee of the Great Western Sugar Company. By 1906, he is listed as "retired", and he perhaps passed away not long afterward. By 1910, his widow, Edna Estus, is listed at this address with her children, Fred S., Albert L, and Mary J. Estus. In 1907, Edna, along with J.K. Bashor, purchased the Hubbard Grocery Store which had previously been owned by With Hubbard. The Estus family lived here until the later 1910s, before moving to the western slope, and then to Colorado Springs in 1930. Edna Estus passed away in the Springs on January 3, 1946 at the age of 83.

By 1918, the property at 204 4th Avenue had become home to J.A. and Katie Burtle, who lived here for only a few years. The property was then occupied successively by S.J. Nowlan and G.W. Forster in the 1920s. The property's next occupants were Garry L. and Dorothy A. Davis, who lived and owned here with their son John between circa 1928 and 1940. During these years, the Davises owned and operated Sun-Lite Bakery located at 447 Main Street. In the 1940s and 1950s, the property was owned and resided in by Thomas H. and Nona C. Harris, along with their son Thomas H. Jr. Mr. Harris was a coal miner, who for a number of years was employed by Boulder Valley Coal. No obituaries for the Davis or Harris families were found in Longmont newspaper obituary files, indicating they perhaps moved away from Longmont after leaving this home.

In the 1960s and early 1970s, the property was owned successively by Samuel S. and Bertha L. Stewart, and by Vern L. Goodman. In the 1960s, Mr Stewart worked as a finish carpenter for W. Ivan Forbes.

From the early 1970s to the present (2003), the building at 204 4th Avenue has served as a school. For many years, it was a preschool named the Pooh Corner Learning Center. For the past several years, though, it has been named Morningside School.

### **36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permit files.

"Local Pioneer Woman Dead." [Edna E. Estus obituary] *Longmont Times-Call*, January 14, 1946, p. 1.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers; *Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and June 1959.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

- xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

- xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.
- 2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.
- 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.
- xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.
- 2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.
- 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **ca. 1905-1953**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This building is historically significant relative to National Register Criterion A for its association with Longmont's residential development from circa 1905 until 1953, the end of the period of significance. The structure is also architecturally significant, under Criterion C, for its vernacular cross gabled plan, and for its representative wood frame construction dating from the early twentieth century. The property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Because it displays good integrity, though, the property probably does qualify to be individually listed as a local landmark by the City of Longmont. In addition, the property could also qualify for listing in the National Register of Historic Places as a contributing resource within the boundaries of the Longmont East Side Historic District, if the district's boundaries were to be expanded. Currently, the property is located outside the district's boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions and no major exterior alterations to the building following its original construction. The building's interior was not surveyed, however, it was presumably altered to some extent when the building was converted from a residence into a school. The garage also appears little changed from its original construction.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this building would be considered a contributing resource within the newly formed boundaries.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-41**

Frame(s): **28-30**

Negatives filed at:

**City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**